

Appendix V
Environmental Assessment For
Selma Land Development Plan

1. **Summary of Proposed Policies:** The Land Use Survey and Development Plan for Selma discusses and proposes suitable locations for new residential, commercial, and industrial development, plus the intensities and timing of that development. There are also proposed policies and suggested implementation mechanisms, as well as additional suggestions stressing the coordination of these policies with other community related activities.
2. **Environmental Impact**

Beneficial: More orderly and phased use of land is being encouraged. Possible environmental problems are recognized and their impact should be taken into account as growth occurs.

Adverse: Most development automatically impacts adversely with environmental constraints. Factors such as increased water run-off, the conversion of land in its natural state to that of an urban character, and indeed some of the decisions to offset these effects in themselves create adverse conditions. But by consideration of these factors and the intent to steer development into more suitable and less sparse areas, these impacts can be lessened.
3. **Any Adverse Environmental Effects Which Cannot Be Avoided Should The Proposed Plan Be Implemented:** Some adverse effects noted in 2 above will occur. Recognition of these and other impacts can lead to remedies designed to minimize these effects though.
4. **Alternatives:** The alternatives to the proposed policies would be (1) not to have policies to encourage development in an orderly manner with consideration for the environment (i.e., an alternative having negative environmental effects); or (2) to encourage development of other types in other locations, at different intensities, or in different sequences. But in light of present development patterns, soil conditions, drainage network, "201" plans, etc. such a decision would do more damage than the planned orderly progression. The impact of the first alternative would tend to encourage urban sprawl and create environmental conditions that planning could have mitigated at worst or eliminated at best.
5. **Short-Term Use vs. the Maintenance of Long-Term Productivity:** The over-riding concept behind these policies is long-term but phased into two shorter termed intervals. By combining present land uses with local decisions about how nearby land can be used most productively, the trade-off dilemma has become manageable.